073.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,000 / 664,000
					USE VALUE:	664,000 / 664,000
					ASSESSED:	664,000 / 664,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YELLESWARAPU CHANDRA S
Owner 2:	YELLESWARAPU SUNITHA
Owner 3:	
Street 1:	47 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D'AGRESTO LOUIS J--ETAL -
Owner 2:	D'AGRESTO MARGARET P -
Street 1:	47 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,660 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Aluminum Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8660.000	188,100		475,900	664,000
Total Card	0.199	188,100		475,900	664,000
Total Parcel	0.199	188,100		475,900	664,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.42 | /Parcel: 580.4

Legal Description

User Acct 45962

GIS Ref

GIS Ref

Insp Date 10/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,100	0	8,660.	475,900	664,000	664,000	Year End Roll	12/18/2019
2019	101	FV	172,300	0	8,660.	441,900	614,200	614,200	Year End Roll	1/3/2019
2018	101	FV	172,300	0	8,660.	441,900	614,200	614,200	Year End Roll	12/20/2017
2017	101	FV	172,300	0	8,660.	387,500	559,800	559,800	Year End Roll	1/3/2017
2016	101	FV	172,300	0	8,660.	353,500	525,800	525,800	Year End	1/4/2016
2015	101	FV	171,500	0	8,660.	312,700	484,200	484,200	Year End Roll	12/11/2014
2014	101	FV	171,500	0	8,660.	295,700	467,200	467,200	Year End Roll	12/16/2013
2013	101	FV	171,500	0	8,660.	281,400	452,900	452,900		12/13/2012

!6118!

PRINT

Date	Time
12/10/20	20:55:41

LAST REV

Date	Time
02/12/19	12:14:39
ekelly	
6118	

USER DEFINED

Prior Id # 1:	45962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAGRESTO LOUIS	55071-230		7/29/2010		416,000	No	No		N
	10927-186		9/13/1965		1	No	No		Margaret D`Agresto dod 04/01/11

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2004	966	Re-Roof	4,950					
7/19/1999	438	Wood Dec	2,500					10X14 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
10/28/1999	Inspected	243	PATRIOT
10/13/1999	Measured	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8660		Sq. Ft.	Site		0	70.	0.78	12									475,861						475,900	

Total AC/HA: 0.19881 | Total SF/SM: 8660 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 475,861 | Spl Credit | Total: 475,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99395996
Adj $ / SQ:	127.475
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272649
Depreciation:	84521
Depreciated Total:	188128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

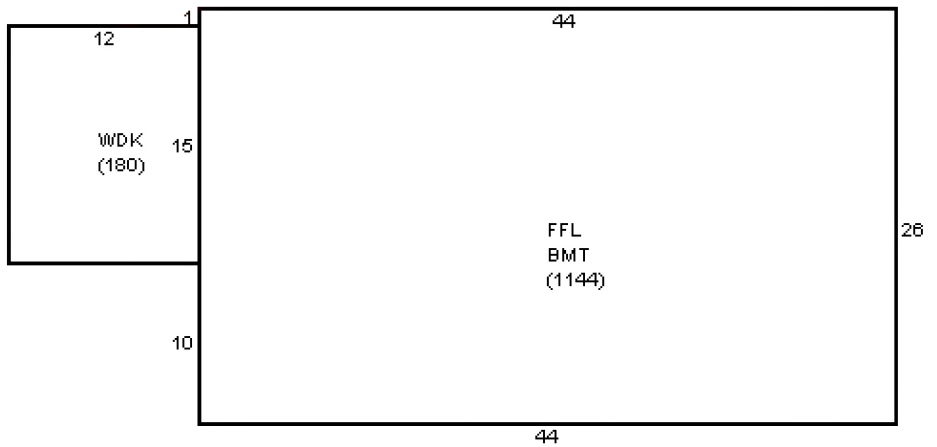
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.48
Special Features:	0	Val/Su Net:	76.22
Final Total:	188100	Val/Su SzAd	164.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	38.240	43,750
FFL	First Floor	1,144	127.480	145,832
WDK	Deck	180	11.490	2,067

Net Sketched Area:	2,468			Total:	191,649
Size Ad	1144	Gross Are	2468	FinArea	1144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	